

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Scott and Josephine Copinger  
I, or we, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section 1B02.3C.1 to permit a rear yard setback of 20 feet instead of the required 30'. Section 400.1 to allow a shed to be located in the side yard in lieu of the required rear third of the lot farthest removed from any street and within 16" of the property line in lieu of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) Need additional living space. House is too small, planning a larger family.
- 2) Can't afford a new home.
- 3) Any place we put an addition, a variance is required, because of the lot size and position of the house.
- 4) Second floor addition would require extensive structural changes, and much more expense.
- 5) When I acquired the house the shed was already existing in the side yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Scott S. Copinger, Josephine M. Copinger  
Address: 21 Elm Drive, Baltimore Maryland 21220  
Home: 574-6722  
Petitioner's Attorney: Mrs. Work: 288-2000 x 396, Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of June 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SW corner of Elm Drive and : OF BALTIMORE COUNTY  
Third Road, 15th District  
SCOTT COPINGER, et ux, Petitioners : Case No. 81-19-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman, John W. Hession, III  
Deputy People's Counsel, People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Scott S. Copinger, 21 Elm Drive, Baltimore, Maryland 21220, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 12, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comment on Item #232, Zoning Advisory Committee Meeting of May 27, 1980, are as follows:

Property Owner: Scott S. & Josephine M. Copinger  
Location: SW/C Elm Dr. & Third Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a rear setback of 20' in lieu of the required 30'.  
Acres: 0.158  
District: 15th

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/nw

Mr. & Mrs. Scott Copinger  
21 Elm Drive  
Baltimore, Maryland 21210

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of June 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Scott Copinger, et ux  
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Scott Copinger  
21 Elm Drive  
Baltimore, Maryland 21210

RE: Item No. 232  
Petitioners - Scott Copinger, et ux  
Variance Petition

Dear Mr. & Mrs. Copinger:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the rear of the existing dwelling and at my suggestion, legalize the location of the existing shed in the side yard, this Variance hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204  
HARRY J. PISTEL, P.E.  
DIRECTOR

July 1, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #232 (1979-1980)  
Property Owner: Scott S. & Josephine M. Copinger  
S/W cor. Elm Dr. and Third Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a rear setback of 20' in lieu of the required 30'.  
Acres: 0.158 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Elm Drive and Third Road, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50 and 40-foot rights-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is a 10-foot easement, not 5-foot as indicated, centered upon the westerly property line of this Lot 102, Plat of Stansbury Manor - Section IV, recorded C.H.K. 13, Folio 138.

Item #232 (1979-1980)  
Property Owner: Scott S. & Josephine M. Copinger  
Page 2  
July 1, 1980

### Water and Sanitary Sewer:

There are public 6-inch water mains in Elm Drive and Third Road, and there is 8-inch public sanitary sewerage in Third Road.

Very truly yours,  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, J. Somers

1-SE Key Sheet  
NE 2 J Topo  
8 NE 17 Pos. Sheet  
91 Tax Map

ORDER RECEIVED FOR FILING

DATE *July 24, 1980*

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

Deputy  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *24th* day of July, 1980, that the herein Petition for the Variance(s) to permit a rear yard setback of 20 feet in lieu of the required 30 feet and a shed to be located in the side yard in lieu of the required rear third of the lot farthest removed from any street and within 16 inches of the property line in lieu of the required 5 feet should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*Jan. M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

June 12, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 232, 234, and 236 of the Zoning Advisory Committee Meeting of May 27, 1980.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

August 5, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Scott S. & Josephine M. Copinger

Location: SW/C Elm Dr. & Third Rd.

Item No: 232 Zoning Agenda: Meeting of 5/27/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle \_\_\_\_\_ and end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Neumann* Noted and Approved:  
Planning Group  
Special Inspection Division

*George M. Neumann*  
Fire Prevention Bureau



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #232, Zoning Advisory Committee Meeting, May 27, 1980, are as follows:

Property Owner: Scott S. and Josephine M. Copinger  
Location: SW/C Elm Drive and Third Rd.  
Acres: 0.158  
District: 15th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: May 27, 1980

RE: Item No: 231, 232, 233, 234, 235, 236  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Mr. Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3000

TED ZALESKI, JR.  
DIRECTOR

July 10, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #232 Zoning Advisory Committee Meeting, May 27, 1980 are as follows:

Property Owner: Scott S. & Josephine M. Copinger  
Location: SW/C Elm Dr. & Third Road  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit a rear setback of 20' in lieu of the required 30'.

Acres: 0.158  
District: 15th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- A building/ \_\_\_\_\_ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 21h.

X I. Comments - This structure or addition could be in the tidal flood area, please review the attached sheet and have your engineer determine the elevation of your property.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance

LOCATION: Southwest corner of Elm Drive and Third Road

DATE & TIME: Thursday, July 17, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 20 feet in lieu of the required 30 feet and to allow a shed to be located in the side yard in lieu of the required rear third of the lot farthest removed from any street and within 16 inches of the property line in lieu of the required 2.5 feet

The Zoning Regulations to be excepted as follows:

Section 1302.30.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Scott Copinger, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 17, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## ZONING DESCRIPTION

Point of beginning at the southwest corner of Elm Dr. and Third Road. Thence S21°15'30"E-83.6', Thence S68°44'30"W-103', Thence N21°15'30"W-49.8', Thence N50°33'30"E-108.4' to the place of beginning. Also known as 21 Elm Dr.



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: July 2, 1980

FROM: John D. Seyffert, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 81-19-A

Petition for Variance  
Southwest corner of Elm Drive and Third Road  
Petitioner- Scott Copinger

Fifteenth District

HEARING: Thursday, July 17, 1980 (9:30 A.M.)

There are no comprehensive planning factors  
requiring comment on this petition.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:vg

United Steelworkers of America  
AFL-CIO-CLC

Local Union No. 14660

ROBERT CAMPION  
PRESIDENT  
SCOTT COPINGER  
VICE PRESIDENT  
DENNIS SULLIVAN  
RECORDING SECRETARY

3705 Eastern Avenue - Baltimore, Maryland 21224  
Phone: (301) 276-3147

LARRY KITKO  
FINANCIAL SECRETARY  
ROBERT LUCAS  
TREASURER

To The Zoning Commission:

We, the neighbors of Mr. & Mrs. Scott Copinger, located  
on 21 Elm Drive, do not foresee any problem with Mr & Mrs.  
Copinger putting a 16' x 16' addition on the "rear-west  
side" of their house.

NAME: ADDRESS:

*Harold A Friend* 1303 *St. El*  
*James E Jones* 1302 *St. El*  
*Jean Lehigh* 25 *E. Elm*  
*Jack Christoph* 28 *Elm Drive*  
*William J. Herold* 24 *Elm Dr*

United Steelworkers of America  
AFL-CIO-CLC

Local Union No. 14660

ROBERT CAMPION  
PRESIDENT  
SCOTT COPINGER  
VICE PRESIDENT  
DENNIS SULLIVAN  
RECORDING SECRETARY

3705 Eastern Avenue - Baltimore, Maryland 21224  
Phone: (301) 276-3147

LARRY KITKO  
FINANCIAL SECRETARY  
ROBERT LUCAS  
TREASURER

April 17, 1980

William Hammond  
Zoning Commissioner of Baltimore County

Dear Mr. Hammond:

I would like to request a hearing at the earliest  
possible date.

Due to my increased work hours in the summer and  
night school classes, I would like to be able to begin my  
remodeling project in the near future.

Your co-operation in this matter would be greatly  
appreciated.

Sincerely,  
*Scott S. Copinger*  
Scott S. Copinger

June 18, 1980

Mr. & Mrs. Scott Copinger  
21 Elm Drive  
Baltimore, Maryland 21220

## NOTICE OF HEARING

RE: Petition for Variance - SW/C of Elm Drive and Third Road  
Case No. 81-19-A

TIME: 9:30 A.M.

DATE: Thursday, July 17, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 2, 1980

Mr. & Mrs. Scott S. Copinger  
21 Elm Drive  
Baltimore, Maryland 21220

RE: Petition for Variance  
SW/C of Elm Dr & Third Rd.  
Case No. 81-19-A

Dear Mr. & Mrs. Copingers:

This is to advise you that \$44.88 is due for  
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remit to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WES:esj

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 24, 1980

Mr. & Mrs. Scott Copinger  
21 Elm Drive  
Baltimore, Maryland 21220

RE: Petition for Variances  
SW/corner of Elm Drive & Third Rd.  
15th Election District  
Scott S. Copinger, et ux - Petitioners  
NO. 81-19-A (Item No. 232)

Dear Mr. & Mrs. Copinger:

I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 13 day of May, 1980.

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 232.

Petitioner *Copinger* Submitted by *Ham*  
William E. Hammond, Zoning Commissioner

Petitioner's Attorney Reviewed by *uon*

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 7/2/80

Posted for: *Scott S. Copinger*

Petitioner: *Scott S. Copinger*

Location of property: *SW corner of Elm Dr & Third Rd*

Location of Signs: *on SW corner of Elm Dr & Third Rd*

Remarks:

Posted by *William E. Hammond* Date of return: 7/3/80

Number of Signs: 1

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>uon</i>	Revised Plans:									
Previous case: 77-15A	Change in outline or description <input checked="" type="checkbox"/> Yes									
78-51A	Map # 4B <input type="checkbox"/> No									

No. 088831

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: June 19, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Scott Copinger

FOR: Filing Fee for Case No. 81-19-A

VALIDATION OR SIGNATURE OF CARRIER

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PETITION FOR VARIANCE  
15th District  
Zoning: Petition for Variance  
LOCATION: Southwest corner of  
Elm Drive and Third Road  
DATE & TIME: Thursday, July 17,  
1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing.  
Petition for Variance to permit  
rear yard setback of 20 feet in  
lieu of the required 30 feet and to  
allow a shed to be located in the  
side yard in lieu of the required  
rear third of the lot. Part of the  
moved from any street and within  
20 feet of the property line in  
lieu of the required 25 feet.  
The Zoning Regulations to be ex-  
cepted as follows:  
Section 1802.3C.1 - Development  
Standards for Small Lots or Tracts  
All that parcel of land in the Fif-  
teenth District of Baltimore County  
Point of beginning at the south-  
west corner of Elm Dr. and Third  
Road, Thence S 21° 15' 30" E-88.8';  
Thence S 88° 44' 30" W-103'; Thence  
N 21° 15' 30" W-88.8'; Thence N  
88° 44' 30" E-103' to the place of  
beginning. Also known as 21 Elm  
Dr.  
Being the property of Scott Cop-  
linger, et al, as shown on plat filed  
with the Zoning Department  
Hearing Date: Thursday, July 17,  
1980 at 9:30 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
June 26.

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 1980  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on successive  
of one time successive weeks before the 26th day of  
day of July, 1980, the first publication  
appearing on the 26th day of June  
1980.

THE JEFFERSONIAN,  
S. Frank Smith,  
Manager.  
Cost of Advertisement, \$ 19.75

MICROFILMED

PETITION FOR VARIANCE

15th District  
Zoning: Petition for Variance  
Location: Southwest corner of  
Elm Drive and Third Road  
DATE & TIME: Thursday, July  
17, 1980 at 9:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing.  
Petition for Variance to permit  
a rear yard setback of 20 feet  
in lieu of the required 30 feet  
and to allow a shed to be lo-  
cated in the side yard in lieu  
of the required rear third of the  
lot. Part of the moved from any  
street and within 20 feet of the  
property line in lieu of the  
required 25 feet.  
The Zoning Regulations to be  
excepted as follows:  
Section 1802.3C.1 - Development  
Standards for Small Lots or Tracts  
All that parcel of land in the Fif-  
teenth District of Baltimore County  
Point of beginning at the south-  
west corner of Elm Drive and  
Third Road, Thence S 21° 15'  
30" E-88.8'; Thence S 88° 44'  
30" W-103'; Thence N 21° 15'  
30" W-88.8'; Thence N 88° 44'  
30" E-103' to the place of begin-  
ning. Also known as 21 Elm Drive.  
Being the property of Scott Cop-  
linger, et al, as shown on plat  
filed with the Zoning Department.  
Hearing Date:  
THURSDAY, JULY 17, 1980  
AT 9:30 A.M.  
Public Hearing: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner  
of Baltimore County

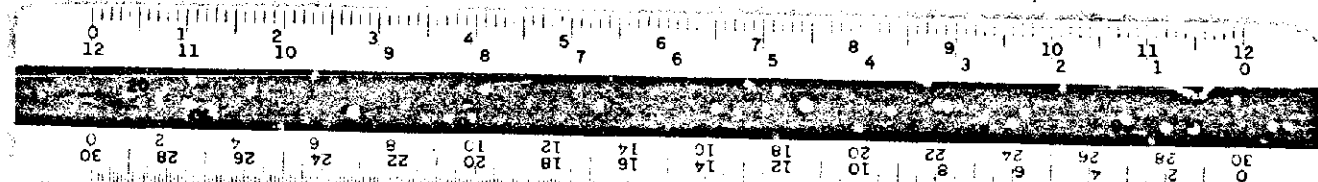
The Essex Times

Essex, Md., June 26, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper  
printed and published in Baltimore County, once in  
each of one successive  
weeks before the 26th day of  
July, 1980  
S. Frank Smith, Publisher.

20.63

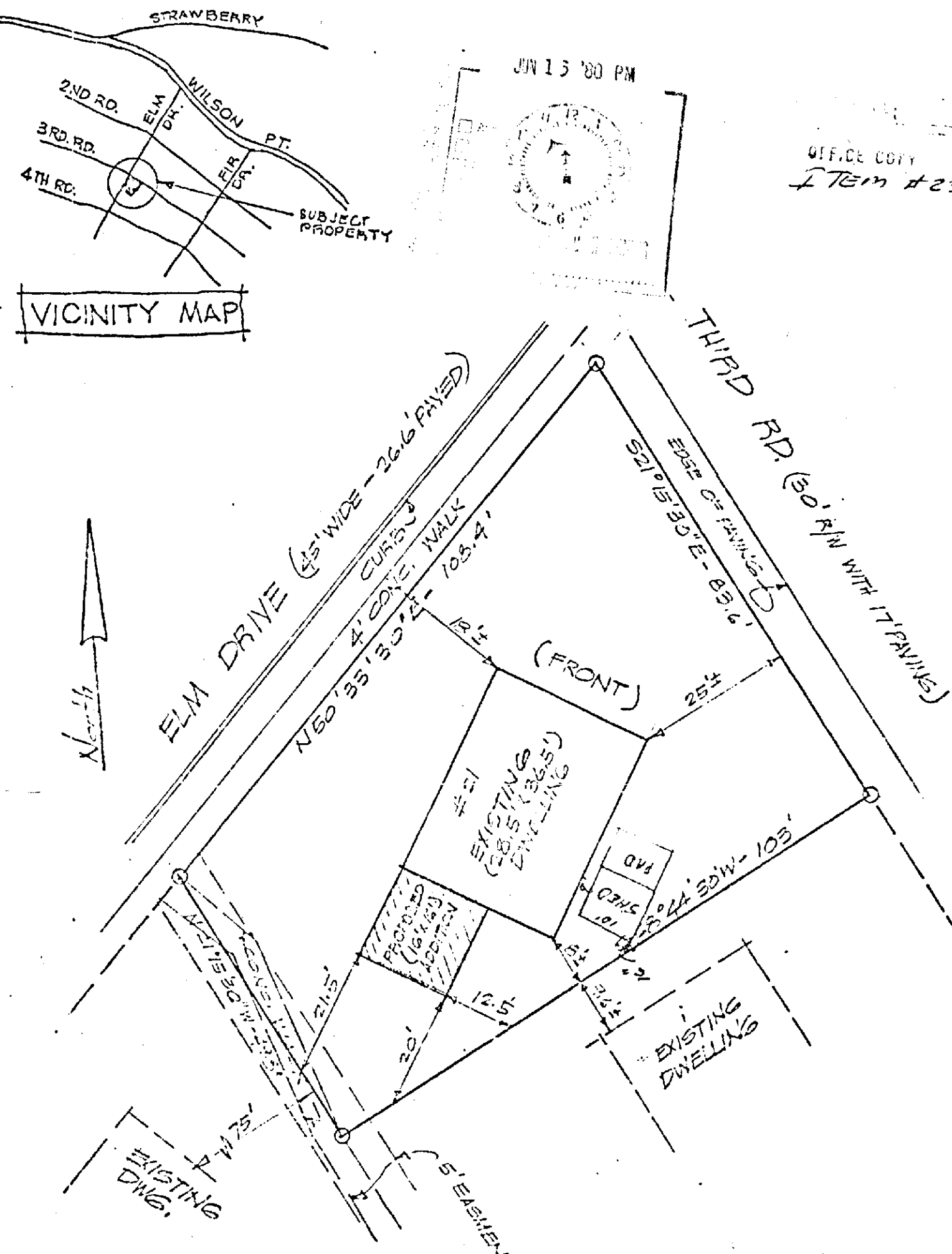


PLAT TO ACCOMPANY ZONING VARIANCE  
FOR SCOTT & JOSEPHINE COPINGER  
15th ELEC. DISTRICT - ZONE D.R. 5.5  
STANBURY MANOR, SECT. IV  
LOT 102, PLAT BOOK 13/138  
PUBLIC UTILITIES EXISTING IN THE STREET  
SCALE: 1"=20'

OWNERS WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLAT PREPARED BY BALTO. CO.  
Scott George 5-7-80  
OWNER DATE  
Josephine M. George 5-7-80  
OWNER DATE  
MICROFILMED

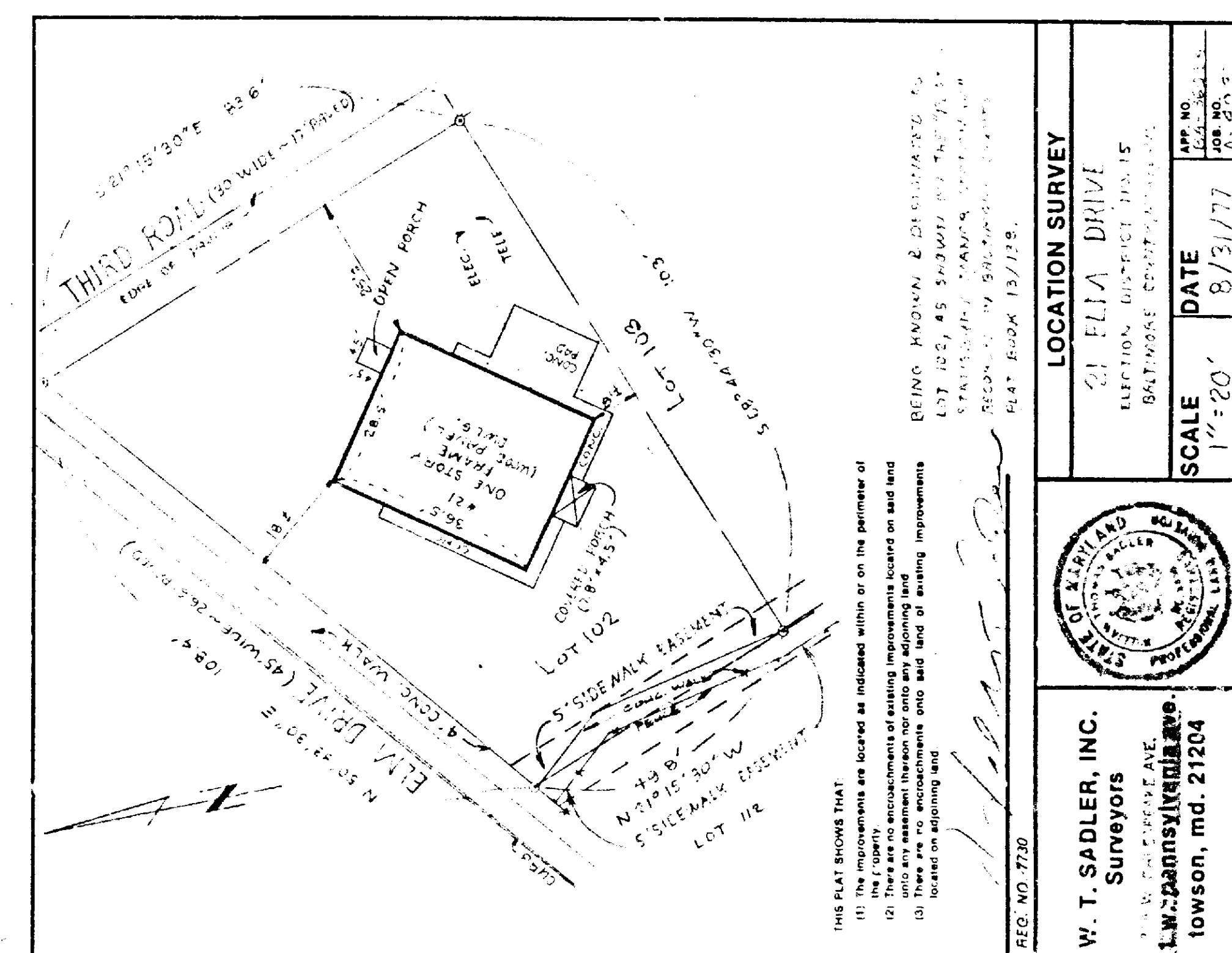
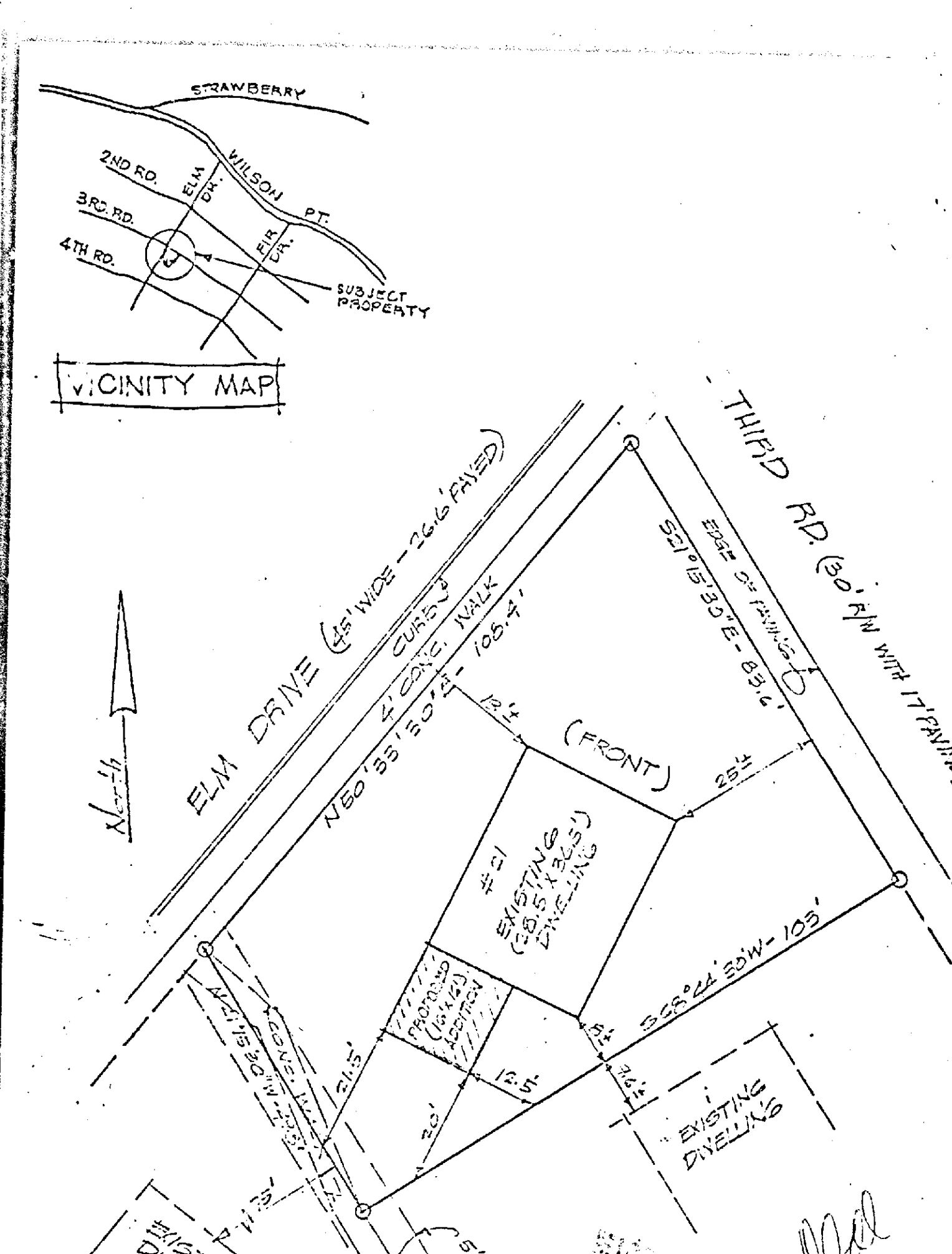
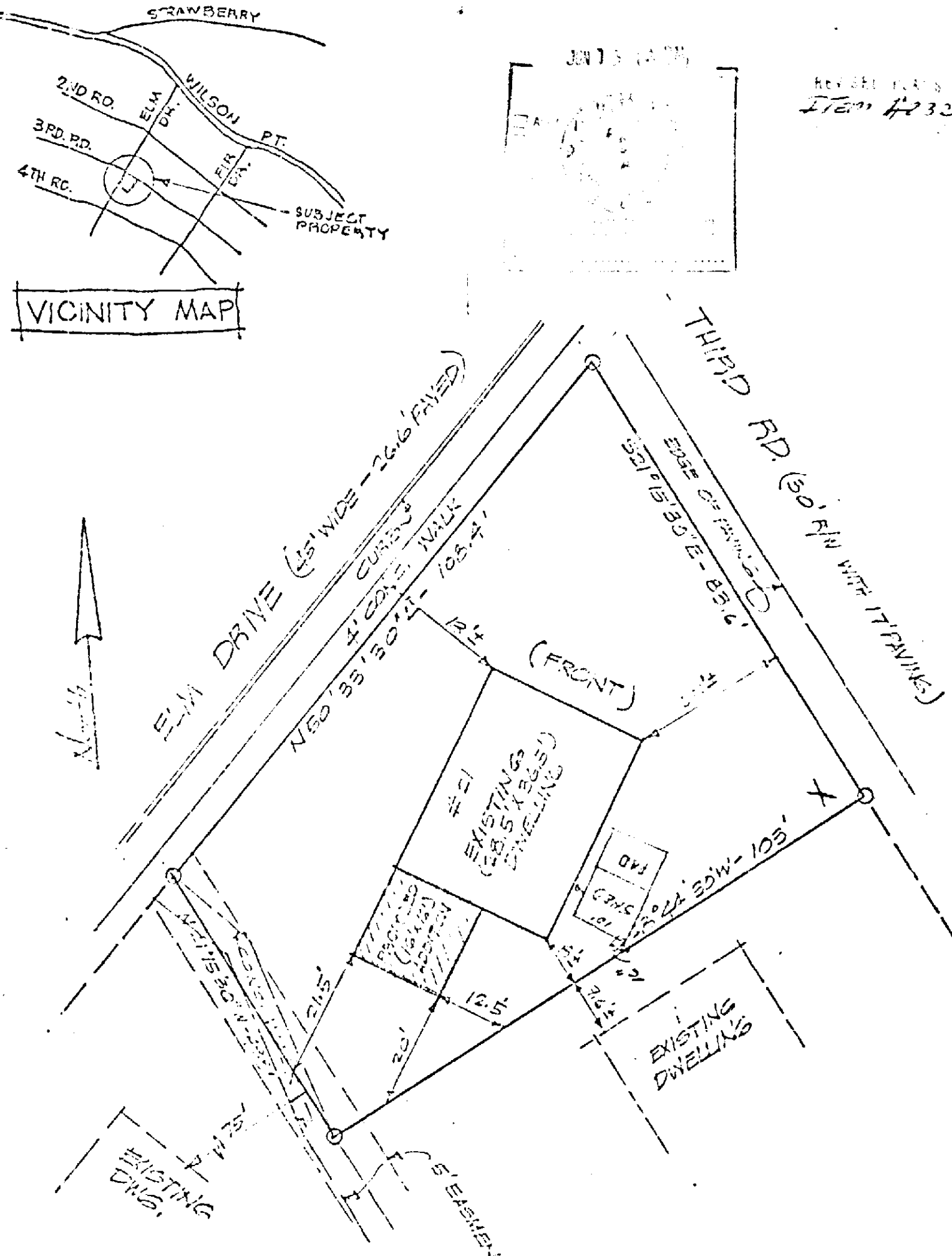
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NOTE: This Plat cannot be used to establish property line of corners.

LOCATION SURVEY	
21 ELMA DRIVE	
ELECTION DISTRICT 15	
BALTIMORE COUNTY	
SCALE	DATE
1"=20'	8/3/77
W. T. SADLER, INC. Surveyors 11 W. CHESAPEAKE AVE. TOWSON, MD. 21204	